The PHA administers federal rent subsidies that provide safe, affordable housing to more than 21,000 Saint Paul residents. Almost half of the residents live in the 4,262 public housing homes and apartments the PHA owns and manages. The PHA also administers 4,668 Housing Choice Vouchers (HCV). We are proud to report the PHA remains a well-run and innovative organization. “Well-run” is evidenced in many ways, including the high morale of PHA employees and their success in fulfilling our mission. We are proud to receive HUD’s High Performer designation in public housing for the 26th consecutive year and HUD’s High Performer designation in the HCV program for the 15th consecutive year. (Examples: we maintained a 99% occupancy rate in public housing for the 21st consecutive year and achieved 100% unit utilization in the HCV program.)

That the PHA routinely receives independent confirmation of our high performance is also rewarding; the recently completed audit had zero financial or compliance findings, bringing that record to one finding in the past 18 years. The PHA’s innovative spirit was on display as well: we partnered with Emphasys Software to develop the “My Housing” public housing online application product. Separately, we signed a Community Solar Garden subscription agreement with Geronimo Energy that provides 10 PHA hi-rises and the Central Office with 100% solar energy. The agreement (serving 1,600 low-income households) will also save the PHA an estimated $130,000 per year in energy costs. For more about these and other accomplishments, please visit us at www.stpha.org. Thank you.
Walk with a Doc is a partnership with Allina Health United Hospital to improve community health and social well-being by inviting PHA residents to come together for monthly group walks. A guest healthcare provider joins each month to chat about a current health topic and walk with the group. These 30 minute walks are for all ages and all abilities. Participants walk and roll through the neighborhood – feet, strollers, canes, wheelchairs, and walkers – all are welcome to join and move more! The walking event rotates to a different PHA housing site each month.

Since 2012, the PHA and public housing residents have partnered with Saint Paul-Ramsey County’s Department of Public Health through SHIP, the Statewide Health Improvement Program, to promote policy, systems and environment change in the areas of active living, nutrition, and tobacco reduction.

At a recent Wellness Training workshop conducted by Health Partners and the YMCA, participants learned why moving more is important for health. The variety of wellness educational options are designed to help residents make healthier choices, actively engage in their public housing communities, and live fuller lives. Healthier food choices + more active lifestyles = Improved Wellness and Successful Tenancies.
National Night Out (NNO) is an annual event aimed at making neighborhoods safer and better places to live by promoting positive police-community interactions and stronger neighbor relationships. Each year an NNO event is hosted by one of the four PHA family developments. This year’s event took place at Roosevelt Homes and was a collaboration between the PHA, Roosevelt Resident Council and the St. Paul Boys and Girls Club.

The success of the evening was ensured by months of careful planning and preparation by the site Human Services Coordinator, getting approval for street closures, coordinating provider booths, recruiting volunteers from PHA staff, the Boys and Girls Club, 3M and Target, and more.

The event featured more than 20 partner organizations offering services and information to attendees, and over 1000 meals were served. In addition to food, guests enjoyed music, games, safety demonstrations and youth events, as well as visits from McGruff and the St. Paul Police Department Horse Patrol.
As sometimes happens with older buildings, a minor upgrade at the PHA’s Mt. Airy Homes (272 family dwelling units built in 1959) turned into a major renovation project. When exterior trim was being replaced in 2014, staff discovered significant damage to the original window frames and sheathing under the stucco exteriors.

The PHA promptly hired a consultant (Braun Intertec) to investigate the cause and extent of the deterioration, recommend corrections and develop construction documents for the corrective work. The cause was found to be a combination of water penetration through the porous stucco, deterioration of various components under the stucco and excessive interior humidity. The scope and estimated cost of the renovation work ($11.5 million) necessitated splitting it into phases, with the construction contract for the first phase (30 dwelling units in 12 buildings; $1.2 million) awarded in April of 2015. The second contract, for $2 million for 40 dwelling units in 12 buildings, was awarded in March of 2016 and the third phase is planned to begin in March of 2017. The PHA’s annual grants from HUD’s Capital Fund Program are the primary funding source. To supplement the CFP grants and accelerate the work, the PHA has requested funds from Federal Home Loan Bank of Des Moines and from the Minnesota Housing Finance Agency.

The pictures on this page show the damage to a typical wall and the finished product after removing and replacing the stucco with new cement siding, as well as replacing studs, sheathing, window frames, windows, roof/soffit/fascia and gutters. Since the work is all done on the outside of the home, the residents are able to remain in place throughout the work.
On July 9, 2015 the PHA celebrated the start of construction on 12 townhomes at its 580-unit McDonough Homes public housing development. The development’s original townhome rental units were built for low income families in 1952 and 1962-1964. The new buildings on Jackson Street will provide housing for twelve additional families.

Speakers at the press event in July included PHA Executive Director Jon Gutzmann; PHA Commissioner Kevin Lindsey; PHA Commissioner Missy Thompson; City Councilmember Amy Brendmoen; PHA Construction Programs Manager Dave Long; and PHA resident Maxie Rosenboom. Other speakers at the event included: Minnesota Housing Commissioner Mary Tingerthal; Chao Lee, Senior District Office Representative for Congresswoman Betty McCollum; and Meagan Bachmayer, Outreach Director for Senator Amy Klobuchar.

PHA Executive Director Jon Gutzmann and St. Paul Police Commander Todd Axtell (who was appointed Chief of Police in 2016) led the celebration marking the 25th anniversary of ACOP (A Community Outreach Program).

On July 30, 2015 over 1000 PHA residents and staff, St. Paul Police personnel and community leaders came to celebrate this milestone partnership between the Saint Paul Police Department and the PHA. Over 35 police officers attended the event, many of whom were past or present ACOP officers. Several police units were highlighted, including the Horse Patrol, K-9, SWAT and Motorcycle officers. Residents were treated to an outdoor cook-out which was sponsored and served by police volunteers representing the Safe Summer Nights program. Residents, police officers, PHA staff and volunteers enjoyed a night of music, games and activities. PHA residents enjoyed having the opportunity to meet with police officers, pet the K9 dogs and feed the horses from the Mounted Patrol. They also were able to experience what it’s like to wear police gear, check out a squad car, sit on a police motorcycle and climb in a SWAT armored vehicle.
Free Bikes 4 Kidz

The PHA has partnered with the nonprofit organization "Free Bikes 4 Kidz" for four years in a row to give away gently used bikes to youth at our low-income family housing sites. During the first week of December 2015, a total of 254 free bikes, helmets and locks were distributed to youth at all four public housing family sites. A total of 997 bikes have been distributed to public housing families in the last four years.

PHA Partners

The PHA’s Resident Initiatives Department works to strengthen the Agency’s role and participation in all contracts, grants, partnerships and programs that promote supportive services, resident economic development and self-sufficiency. The department is also charged with evaluating the PHA’s participation in current supportive services programming, and determining where programming might be expanded based on need and available resources. In an average year, the PHA may work with over 80 individual service providers and community organizations. From providing grant funding and volunteers, to assisting with building a community garden, to bringing art education programs to PHA community centers, these PHA partners provide invaluable services to both the Agency and public housing residents.
Five more public housing residents have been awarded scholarships of $1,000 each through the PHA’s George and Nancy Latimer Public Housing Resident Scholarship Program. The scholarships help pay tuition and other school costs for public housing residents and Housing Choice Voucher participants who are pursuing post-secondary education. This is the twentieth year that the Board of Commissioners has budgeted for such scholarships. Since the scholarship program’s inception, the PHA has awarded 118 scholarships to residents totaling $96,500. The source of funding is the W.A. Boss Building Fund.

The 2015 recipients are:
2. Ker Lee, Mt. Airy Homes.
3. Temesghen Usus, Ravoux Hi-Rise.
4. Nue Nu, Central Hi-Rise.
5. Pajuaplai Vang, Section 8.

In 2014, the St. Paul Public Housing Agency (PHA) joined the league of urban beekeepers to support initiatives to increase the bee population and sustain native biodiversity. The PHA collaborates with Mademoiselle Miel, a local entrepreneur, who oversees bees at various St. Paul and Minneapolis municipal locations and commercial agencies. The beehives are housed on the rooftop of the PHA’s Central Administrative Office located at W. Andrew Boss Building; 555 N. Wabasha Street.

This initiative benefits the local community and especially PHA residents and Housing Choice Voucher (HCV) participants. Contributions will aid in funding the PHA’s George and Nancy Latimer Public Housing Resident Scholarship Program. The scholarships assist public housing residents and HCV participants pay for post-secondary education.
Top: Staff recognition event speaker Police Chief Tom Smith

Bottom: Team Award “Powerless at Wilson Hi-Rise”: Maurice Vasquez, John Glaus, Rich Lowen, Al Borman, Houa Lor, Dennis Churilla, Jen Jackson, Kaohnou Yang, and Mela Krick.

Moqtar Abdulahi • Ashley Adam • Atinuke Adegoke • Steve Ahner • Barb Alle • Diane Anastos • Mitch Anderson • Steven Anderson • Tim Angerson • Katie Astarlan • Richard Auchter • Vanessa Austin • Betty-Lou Authier • Chris Avalos • Ben Awash • Jessica Badger • Keith Bakken • Margaretta Barry • Alex Belous • Jon Bednarow • Bob Bigley • Gary Boocock • Al Borman • Matt Bornsdale • Sandy Bornsdale • Darnie Bora • Tim Braun • Robyn Brewis • Tahira Britton • Chriseise Brown • Steve Bryant • Lotsya Bullock • Mike Carey • Dennis Carlson • Leonard Casonover • Maurice Chiu • Pat Carlson • Martin Camarly • Pat Cannolly • Cindy Cook • Jennifer Cook • Sandra Cosby • Lashunda Cross • Joe Davia • Randall Deacon • Natasha Dixon • Barbi Dook • Keith Dooz • Jennifer Elfrein • Janelle Endy • John Falcone • Lisa Feidler • Bruce Feiler • Beth Feist • Kenneth Francis • Fran Furlong • Angela Garity-Scherr-Bilffling • Terri Gindorff • Brent Glau • John Glau • Aja Gmignani • Michelle Grauer • Holly Gray • Larry Gurtin • Jon Gutman • Melanie Hagman • Deborah Hailes • Prenzie Harrington • Jean Houdalak • Kim Henry • Chang Huo • Christen Hu • Kung Hu • Kuo Hu • Sally Hu • Hito Hernandez • Al Heater • Brenda Hibbard • Glenn Hobkins • Angie Hole • Linda Houlden • Alicia Houseley • Jordan Hubak • Kenneth Huntington • Julia Huggerts • Mark Jackson • Howard Jackson • Jen Jackson • Paul Jarema • Gloria Jiles • Steve Johnson • Tara Johnson • AZ Jones, Jr. • Rick Jordan • Ken Judd • Adam Junior • Bla Junewitch • Michelle Kallander • Carol Kang • Dong Kim • Anthony King • Curt Klime • Marek Kospe • John Kramschuster • Matt Kriar • Michael Kriew • Paul Lofelle • Dave Lang • Ken Leang • Tim Lonigini • Keith Lareocce • Desi Larsen • Mark Larsen • Jordan LaSota • Hilee Lee • Kristine Lepri • Julie Lo • Stephanie Lang • Hoa Le • Rio Le • Rich Lowen • Victor Lucio • Wayne Lundeen • Kirk Lyksett • Joshua Madsen • Kathy Maloney • Anna Matalis • Peter Matras • Ol Mattison • Chris McKelprue • Mike McMurtry • Julie Mayer • John Miller • Spencer Miller • Jerrica Mirell • Patty Minhel • Dominick Mitchell • Ron Moxen • Sabra Muhammad • Denece Moore • Bee Moua • Mali Moua • Moe Moua • Ying Moua • Ying Moua • Timothy Mudge • Jo Murphy • John Myers • Kyle Nelsen • Tim Nekson • Ana New York • John Newton

Kim Nguyen • Phung Nguyen • Vich Nguyen • Mike Neksidaki • Gino Nitti • Jim Noyola • Kathy Pamegros • Joseph Patorice • Bob Peterson • Jennifer Pfefferle • Rich Pilipis • Giovanni Pizzi • Tori Plochman • Cecilia • Steve Pajotnov • Ernesto Penuel • Martin Puente • Julianna Quast • Mark Quilling • Matt Rapp • Anthony Rao • Urdak Radcliffe • Sonja Reeves • Reggie Rieden • Rachel Robinson • Jim Rooney • Larry Rso • Patrick Rucci • Rick Salak • Dan Santos • Sherrie Sasse • Perry Sautbine • Nancy Schmid • Nina Semmelrock • Rob Sherry • Mike Silvan • Kyler Skowronski • Amanda Smith • Martin Smith • Dave Spiegelberg • Stephanie St. Jauce • Joshua Stone • Gregory Strachota • Trevor Strachotin • Tim Sullivan • Tony Swanson • Adam Swenson • Randy Taylor • David Thao • Kang Thao • Jesus Theurer • Terry Thomas • Nancy Thompson • Eileen Tiffee • Brian Tomaino • Yan Tran • Jonathan Turner Bargen • Les Unklesbay • John Urbanski • Bee Vang • Khomaiao Vang • Mai Her Vang • Pi Yang • Pang Xiong • Seng Yang • Teresa Voplon • Maurice Vasquez • Nick Ventrelli • Jeff Vicma • Michelle Vinny • Max Vu • Anthony Ware • Christie Warford • Mike Winston • Sue Xiong • Osa Yang • Cynthia Yang • Gao Yang • Yao Yang • Kaohnou Yang • Mali Yang • Yu Yang • Kara Young • Cynthia Tyen • Lynvn Zapolata

PHA Staff

40 Years of Service Awards

40 Years of Service Award
### PHA Site Map

#### PHA Hi-Rise Apartments

<table>
<thead>
<tr>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Cleveland Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Dunedin Hi-Rise</td>
<td>143</td>
</tr>
<tr>
<td>Edgerton Hi-Rise</td>
<td>221</td>
</tr>
<tr>
<td>Exchange Hi-Rise</td>
<td>194</td>
</tr>
<tr>
<td>Front Hi-Rise</td>
<td>151</td>
</tr>
<tr>
<td>Hamline Hi-Rise</td>
<td>186</td>
</tr>
<tr>
<td>Iowa Hi-Rise</td>
<td>148</td>
</tr>
<tr>
<td>Montreal Hi-Rise</td>
<td>185</td>
</tr>
<tr>
<td>Mt. Airy Hi-Rise</td>
<td>153</td>
</tr>
<tr>
<td>Neill Hi-Rise</td>
<td>104</td>
</tr>
<tr>
<td>Ravoux Hi-Rise</td>
<td>220</td>
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<tr>
<td>Seal Hi-Rise</td>
<td>144</td>
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<tr>
<td>Valley Hi-Rise</td>
<td>139</td>
</tr>
<tr>
<td>Washaka Hi-Rise</td>
<td>71</td>
</tr>
<tr>
<td>Wilson Hi-Rise</td>
<td>167</td>
</tr>
<tr>
<td><strong>Total Hi-Rise Units</strong></td>
<td><strong>2,554</strong></td>
</tr>
</tbody>
</table>

#### Family Housing Developments

<table>
<thead>
<tr>
<th>Name</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunedin Terrace</td>
<td>104</td>
</tr>
<tr>
<td>McDonough Homes</td>
<td>580</td>
</tr>
<tr>
<td>Mt. Airy Homes</td>
<td>302</td>
</tr>
<tr>
<td>Roosevelt Homes</td>
<td>329</td>
</tr>
<tr>
<td><strong>Total Housing Development</strong></td>
<td><strong>1,306</strong></td>
</tr>
</tbody>
</table>

#### Total Public Housing

- Total Public Housing: 4,262
- Total Housing Choice Voucher Units: 4,668
- Total PHA-Owned and Section 8 Units: 8,930

### PHA Financial Statements

#### Assets

- **Cash** - 5%
- **Accounts Receivable** - 1%
- **Investments** - 15%
- **Prepaid Expenses, Inventory and Other** - 1%
- **Capital Assets, Net** - 82%
- **Restricted Net Assets** - 11%
- **Unrestricted Net Assets** - 2%
- **Account Payable** - 1%
- **Accrued Expenses** - 2%
- **Security Deposits & Deferred Revenue** - 1%
- **Invested in Capital Assets, Net** - 83%
- **Capital Grant** - 10%
- **Investment Income** - 0%
- **Gain on Disposition of Capital Assets** - 0%
- **Other Income** - 5%
- **Rental Income (net of bad debt)** - 16%
- **HUD Operating Grant Revenue** - 66%

#### Liabilities and Net Assets

- **Capital Grant** - 10%
- **Investment Income** - 0%
- **Gain on Disposition of Capital Assets** - 0%
- **Other Income** - 5%
- **Rental Income (net of bad debt)** - 16%
- **HUD Operating Grant Revenue** - 66%

#### Revenue

- **Housing Payment Assistance** - 16%
- **Depreciation Expense** - 10%
- **Ordinary Maintenance and Operations** - 12%
- **Utilities** - 7%
- **Tenant Services** - 4%
- **Administration** - 15%
- **Capital Grant** - 10%
- **Investment Income** - 0%
- **Gain on Disposition of Capital Assets** - 0%
- **Other Income** - 5%
- **Rental Income (net of bad debt)** - 16%
- **HUD Operating Grant Revenue** - 66%

**NOTE:** Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to governmental entities. For more complete information, please see the audited Financial and Compliance Report, March 31, 2015.